

048.0

0005

0009.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

909,300 / 909,300

USE VALUE:

909,300 / 909,300

ASSESSED:

909,300 / 909,300

**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
59-61		MAYNARD ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: FERREIRA SARA P /TRUSTEE	
Owner 2: TAVARES FAMILY TRUST	
Owner 3:	

Street 1: 59 MAYNARD STREET
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02474 Type:

PREVIOUS OWNER
Owner 1: TAVARES ALVARO & MARIA -
Owner 2: -
Street 1: 59 MAYNARD STREET
Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02474 Type:

NARRATIVE DESCRIPTION
This parcel contains .119 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2198 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5177	Sq. Ft.	Site			0	80.	1.11	1									460,248						460,200	

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct	
104	5177.000	444,700	4,400	460,200	909,300									34279	
Total Card	0.119	444,700	4,400	460,200	909,300									GIS Ref	
Total Parcel	0.119	444,700	4,400	460,200	909,300									GIS Ref	
Source: Market Adj Cost		Total Value per SQ unit /Card: 413.69		/Parcel: 413.69										Insp Date	

Entered Lot Size	11/10/18
Total Land:	
Land Unit Type:	
Date:	14087!
Prior Id # 1:	34279
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date Time	
12/30/21 00:01:42	
LAST REV Date Time	
04/09/19 15:35:38 apro	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT										Parcel ID		PAT ACCT.													
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date															
2022	104	FV	444,700	4,400	5,177.	460,200	909,300		Year end	12/23/2021															
2021	104	FV	424,400	4400	5,177.	460,200	889,000		Year End Roll	12/10/2020															
2020	104	FV	424,400	4400	5,177.	460,200	889,000	889,000	Year End Roll	12/18/2019															
2019	104	FV	330,300	4400	5,177.	489,000	823,700	823,700	Year End Roll	1/3/2019															
2018	104	FV	330,300	4400	5,177.	356,700	691,400	691,400	Year End Roll	12/20/2017															
2017	104	FV	309,700	4400	5,177.	310,700	624,800	624,800	Year End Roll	1/3/2017															
2016	104	FV	309,700	4400	5,177.	264,600	578,700	578,700	Year End	1/4/2016															
2015	104	FV	275,800	4400	5,177.	258,900	539,100	539,100	Year End Roll	12/11/2014															

BUILDING PERMITS										ACTIVITY INFORMATION									
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name						
8/10/1999	513	Manual	3,000					REPAIR PORCH		11/10/2018	MEAS&NOTICE	HS	Hanne S						
11/9/1993	558	Manual	4,000					REBUILD PORCHES		2/2/2009	Meas/Inspect	294	PATRIOT						
										4/15/2000	Inspected	270	PATRIOT						
										3/3/2000	Measured	197	PATRIOT						
										11/1/1981		MS							

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
Total AC/Ha: 0.11885	Total SF/SM: 5177	Parcel LUC: 104	Two Family	Prime NB Desc: ARLINGTON
Total: 460,248	Spl Credit			Total: 460,200

